

JOVID MARK SUBDIVISION A CONDO PLAT AMENDING PARCEL 6 (4th amendment) (PHASE 4)

A CONDO PROJECT LOCATED IN THE NORTHWEST ¼ AND THE SOUTHWEST ¼ OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN.

NARRATIVE: THE PURPOSE OF THIS PLAT IS TO CHANGE PARCEL 6 TO A CONDO AIR SPACE PLAT. THIS PLAT AMENDS THE PREVIOUS PLAT, AS RECORDED 9-19-17 ENTRY# 442839 BOOK 1201 PAGE 1247-1266 IN WASATCH COUNTY UTAH.

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SHEET INDEX	
SHEET	DESCRIPTION
1	TITLE PAGE AND SIGNATURE BLOCKS
2	OVERALL BOUNDARY
3	LEVEL 1 ELEV AND SITE
4	LEVEL 2 ELEV AND SITE
5	LEVEL 3 ELEV AND SITE
6	LEVEL 4 ELEV AND SITE
7	LEVEL 5 ELEV AND SITE
8	LEVEL 6 ELEV AND SITE
9	UNIT DETAILS

UNIT ADDRESSES	
UNIT	ADDRESS
201	909 W PEACE TREE TRAIL UNIT 201
202	909 W PEACE TREE TRAIL UNIT 202
203	909 W PEACE TREE TRAIL UNIT 203
204	909 W PEACE TREE TRAIL UNIT 204
301	909 W PEACE TREE TRAIL UNIT 301
302	909 W PEACE TREE TRAIL UNIT 302
303	909 W PEACE TREE TRAIL UNIT 303
304	909 W PEACE TREE TRAIL UNIT 304
401	909 W PEACE TREE TRAIL UNIT 401
402	909 W PEACE TREE TRAIL UNIT 402
403	909 W PEACE TREE TRAIL UNIT 403
404	909 W PEACE TREE TRAIL UNIT 404
501	909 W PEACE TREE TRAIL UNIT 501
502	909 W PEACE TREE TRAIL UNIT 502
503	909 W PEACE TREE TRAIL UNIT 503
504	909 W PEACE TREE TRAIL UNIT 504
601	909 W PEACE TREE TRAIL UNIT 601
602	909 W PEACE TREE TRAIL UNIT 602
603	909 W PEACE TREE TRAIL UNIT 603
604	909 W PEACE TREE TRAIL UNIT 604

PROJECT ADDRESS: 909 W PEACE TREE TRAIL

MDA REQUIREMENTS UNIT BREAKDOWN				
BLDG LEVEL	USE TYPE	RESIDENTIAL UNIT COUNT	# OF PARKING STALLS	REQ'D MDA AMENITIES (SF)
1	PARKING		15	
2	RESIDENTIAL	4 UNITS ● TYPE "D"	4	
3	RESIDENTIAL	2 UNITS ● TYPE "H" (LOCKOUT), 1 UNIT ● TYPE "G" ADA, 1 UNIT ● TYPE "D"	4	
4	RESIDENTIAL	2 UNITS ● TYPE "H" (LOCKOUT), 2 UNITS ● TYPE "D"	4	
5	RESIDENTIAL	2 UNITS ● TYPE "H" (LOCKOUT), 2 UNITS ● TYPE "D"	4	
6	RESIDENTIAL	2 UNITS ● TYPE "H" (LOCKOUT), 2 UNITS ● TYPE "D"	4	

REQUIRED PARKING = ²⁸ STALLS (1 STALL/RESIDENTIAL)
(15 BELOW GROUND PARKING + ¹³ PARKING STALLS ABOVE GROUND IN PARCEL "A")

The project is currently intended to have shared parking. Shared parking anticipates that individual uses would not provide their pro-rated share of parking. Shared parking stall numbers are based on the parking stalls provided at build out. If at any time prior to build out of all of the full project's parking stalls, parking demand exceeds the number of available stalls, any or all of the following may occur: Occupancy numbers of conference center and other uses sharing parking may be lessened, owner(s) jointly and severally may be required to pay for the county planning department to commission a parking study, additional parking in conformance with the study results may be required to be immediately installed by the owner(s), jointly and severally, and bonding monies for future phases may be required to include the costs of constructing additional parking. This requirement is in accordance with condition 8 of the Planning Commission Minutes of the Wasatch County Planning Commission on August 18, 2016, that states additional parking studies will be required to address parking, and additional parking may be required to address the needs of the whole project as indicated in those additional parking studies. (See Ent 447636 Bk 1213 Pg 0569 in the records of the Wasatch County Recorder).

NOTICE TO PURCHASERS

- 1) No Buildings shall be constructed on active fault lines, collapsible soils, landslide areas, alluvia fan, flood debris, flows, on steeper slopes than 30% grade, or other geological hazards, unless approved by Wasatch County. Building on slopes between 25-30% slope require an approved slope stability report.
- 2) No buildings shall be constructed on wetlands or other areas where ground water is periodically within 7 feet of the surface, unless a county-approved geotechnical report is furnished and followed for the building lot, on areas within rises to 100 feet of a live or intermittent water, on area within 100 feet radius from a well used for culinary water, on areas within a 100-year 24 hour storm incident drainage path, and on any other water related area where development will have an unreasonable effect on the water course or aquifer.
- 3) No building shall be constructed on any utility easement or record.
- 4) All buildings within this development are subject to any restrictions per the Declaration of Covenants, Conditions and Restriction as enforced by the Home Owners Association.
- 5) All buildings within this development are subject to any restrictions per the Architectural/Technical Control Committee as enforced by the Home Owners Association.
- 6) All buildings within this development are subject to any restrictions per the Wasatch County Fire District and Wasatch County.
- 7) All buildings within this development are subject to any regulations per Developer Maintenance Agreement as enforced by the Developer.
- 8) All utilities within this development are subject to any regulations per Developer J.S.S.D. Regulations and Guidelines.
- 9) All buildings within this development are subject to any regulations per Home Owners Associations Articles of Incorporation as enforced by the Home Owners Association.
- 10) All buildings within this development are subject to any regulations per Home Owners Associations By Laws as enforced by the Home Owners Association.
- 11) Subject to any regulations per County Commission and Planning Commission Council approvals.
- 12) Subject to any roof and driveway drainage detention regulations per the approved set of roadway construction drawings.
- 13) Individual lot owners will be responsible for the maintenance of storm water flows in any drainage devices and channels which has been crossed or modified.
- 14) The following parties shall be responsible for the control and eradication of noxious weeds on all areas of the property (including graded and disturbed areas)
 - a) the developer until such time the individual lots are sold.
 - b) individual lot owners after each lot is purchased.
- 15) Surface drainage ditches shown on the project improvement plans, and existing surface drainage ditches shall be maintained in open conditions at all times for flood control purposes.
- 16) Subject to Wasatch County School Board Bus scheduling and routing.
- 17) Lot owners subject to Wasatch County Water Quality Standards, including treating runoff from the 2 year 24 hour storm event. See guideline requirements for Wasatch County Erosion Control.
- 18) All road drainage facilities, including storm water ponds, channels, etc to be maintained by the HOA in accordance with the Utah Water Quality Control Division.
- 19) All driveway and lot drainage facilities, ponds, channels, etc to be maintained by the lot owner in accordance with the Utah Water Quality Control Division.
- 20) No outside water irrigation on 30% slopes and steeper.
- 21) All outside irrigation systems shall be per Jordanelle Special Service District Regulations and standards.
- 22) REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS & REAR LOT CORNERS (LS #9679988) ALL FRONT LOT CORNERS WILL BE SET WITH LEAD PLUGS IN THE CURB AS AN EXTENSION OF THE LOT LINE.
- 23) ALL PUBLIC UTILITY EASEMENTS ARE 10 FEET IN THE FRONT AND BACK AND 10 FEET ON THE SIDES UNLESS OTHERWISE NOTED.
- 24) BUILDING SETBACKS as per the approved site plan.
- 25) "Utilities shall have the right to install, maintain and operate their equipment above and below ground and all the other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."
- 26) Because of the variations of the volcanic soils, each site will need to be individually evaluated prior to site plan approval. For example, every basement or foundation excavation will need to be inspected by a geotechnical engineer to evaluate the soil condition and make recommendations. Some areas are likely to require removal of some of the objectionable clays, and replacement of quality structural fill. As per the soils report dated: OCT 22, 2014
- 27) EACH OWNER BY ACCEPTANCE OF A DEED OR OTHER DOCUMENT OF CONVEYANCE ACKNOWLEDGES AND AGREES THAT THE UNITS WITHIN THE NEIGHBORHOOD AND/OR COMMUNITY MAY BE RENTED ON A NIGHTLY, WEEKLY, MONTHLY OR OTHER PERIODIC BASIS, AND THAT VACATION AND OTHER SHORT TERM RENTALS ARE PERMITTED BY THIS DECLARATION.
- 28) NO BUILDINGS ARE ALLOWED ON ANY OPEN SPACE PARCEL(S) AND/OR COMMON AREAS.
- 29) An approved report from the GEOTECHNICAL engineer shall be provided to the building inspector at time of footing inspection
- 30) All building corners to be surveyed and marked prior to footing inspection.
- 31) See recorded CC&R's regulating "Nightly Rentals"
- 32) All open space areas and trails are dedicated for public use.
- 33) JSSD reserves a blanket easement on Parcel "A" for access and maintenance of sewer and water infrastructure. This easement will become void, and a new more precise easement will be reissued with recordation of a any future new overlaying plat.
- 34) Permits for parcels 1,2,3,4 must be applied for at the same time. Occupancy for the ice arena cannot be granted separate than occupancy for the first phase of the CONDO as per Development Agreement.
- 35) All building corners are to be surveyed with hubs prior to footings and inspections.
- 36) ~~Plot is for building permit only. The purpose of this plat is to establish building envelopes. Prior to any sales or occupancy, an amended "as built" plat will need to be recorded to establish rooms, walls, common areas, etc.~~
- 37) Building envelopes are approximately 5 feet +/- larger than exterior building walls.
- 38) Buildings, Parcels, and approvals subject to Development Agreement: Entry 447636 Book 1213 Page 396-580
- 39) Snow removal and removal within the property boundary is the responsibility of the property owner. Wasatch County will not remove or plow snow within the platted boundary.
- 40) All property within building envelopes, but outside of as-built hotel walls will revert to open space with future recorded plat.
- 41) Subject to CMT geotechnical reports dated 8-18-16, 8-15-16, 8-11-16, 8-10-16, 8-5-16, 10-22-14, and AGECE report dated 3-11-15.
- 42) NO BUILDING PERMITS WILL BE ISSUED UNTIL DEVELOPMENT AGREEMENT IS RECORDED.
- 43) PARCEL "A" IS FOR THE PURPOSE OF INFRASTRUCTURE, ROADS, PARKING, LANDSCAPING, UTILITIES, TRAILS, SIDEWALKS, ANCILLARY AMENITIES, APPURTENANCES AND OPEN SPACE AS ALLOWED ON THE APPROVED SITE PLAN AND FOR THE ATTACHED JOVID MARK SUBDIVISION ONLY. PARCEL "A" MAY NOT BE FURTHER SUBDIVIDED, OR USED FOR ADDITIONAL UNITS, RESIDENTIAL OR COMMERCIAL.
- 44) Jovid Hotel is limited to 250 Residential Units at full buildout. A Residential Unit is defined as a single unit with one individual tax id#. However, if a Residential Unit contains a lock off with an additional door to an exterior or common hallway, that lock off will count as an additional unit. Meaning, one individual unit with a single tax id# and a lock off will actually count as two units towards the 250 max total of residential units."
- 45) Trail easement recorded as entry # 441720 Book 1198 Page 1905-07
- 46) Subject to Development agreement entry# 447636 Book 1213 Page 396-580

ADMINISTRATIVE BODY
The County of Wasatch approves this JOVID MARK SUBDIVISION A CONDO PLAT AMENDING PARCEL 6 (4th amendment) PLATE 6 and hereby accepts the dedication of all streets, easements and other parcels of land intended for public purposes for the perpetual use of the public, subject to the developer completing all improvements according to Wasatch County Development Standards.

APPROVED THIS 12 DAY OF NOV 2020
WASATCH COUNTY EXECUTIVE
Wendy McKeown
ATTEST
WASATCH COUNTY CLERK

APPROVED AS TO FORM THIS 31 DAY OF Dec 2020
Jay P
DIRECTOR, COUNTY HEALTH DEPT.

WASATCH COUNTY PLANNING COMMISSION
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____

WASATCH COUNTY SHERIFF DEPT.
APPROVED THIS 12 DAY OF Jan, 2021
John
WASATCH COUNTY SHERIFF

WASATCH COUNTY WEED BOARD
APPROVED THIS 4 DAY OF Jan, 2021
Quinn
WEED DEPARTMENT SUPERVISOR

WASATCH COUNTY PLANNING OFFICE
APPROVED AS TO FORM THIS 10 DAY OF August, 2020
Corey Smith
DIRECTOR, PLANNING & ZONING DEPT.

JORDANELLE SPECIAL SERVICE DISTRICT
APPROVED THIS 31 DAY OF December, 2020
Mark
JSSD AUTHORIZED REPRESENTATIVE

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 17 DAY OF December, 2020
Clare
WASATCH COUNTY ATTORNEY

WASATCH COUNTY SOLID WASTE
APPROVED THIS _____ DAY OF _____, 20____
Clare
WASATCH COUNTY SOLID WASTE

WASATCH COUNTY PUBLIC WORKS
APPROVED THIS 4 DAY OF JAN, 2021
Paul
DIRECTOR, PUBLIC WORKS DEPT.

WASATCH COUNTY ENGINEERING DEPT.
APPROVED THIS 30 DAY OF JAN, 2021
Andy
DIRECTOR, ENGINEERING DEPT.

COUNTY SURVEYOR
APPROVED AS TO FORM ON THIS 16 DAY OF December 2020
Eric
COUNTY SURVEYOR

WASATCH COUNTY FIRE CHIEF
APPROVED THIS 29 DAY OF Dec, 2020
Eric
WASATCH COUNTY FIRE CHIEF



SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE

I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR WITH PEPG CONSULTING, LLC, (9270 SOUTH 300 WEST, SANDY, UTAH 84070) AND THAT I HOLD CERTIFICATE NO. 9679988 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT THE DESCRIPTION CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH THERE HAS BEEN CONSTRUCTED SIRENS. I FURTHER CERTIFY THAT THIS CONDOMINIUM PLAT IS ACCURATE AND HAS BEEN PREPARED IN COMPLIANCE WITH THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS MAP, AND THAT THE BUILDING DIMENSIONS ARE OR WILL BE AS SHOWN ON THIS MAP.

JOVID MARK CONDO PLAT

A parcel of land located in the Northwest ¼ and the Southwest ¼ of Section 6, Township 2 South, Range 5 East, Salt Lake Base and Meridian, more particularly described as follows:
Parcel 6 of JOVID MARK SUBDIVISION AS RECORDED

DATE: 12/10/2020

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____ THE _____ UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE BUILDINGS, LIMITED COMMON AREAS, AND COMMON AREAS, TO BE KNOWN HEREFTER AS

**JOVID MARK SUBDIVISION
A CONDO PLAT
AMENDING PARCEL 6 (4th amendment) (PHASE 4)**

DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF UTILITY AGENCIES ALL COMMON AREAS AND EASEMENTS SHOWN ON THIS PLAT AND CONTAINED WITHIN THE ABOVE DESCRIBED BOUNDARY. THE TERMS AND CONDITIONS OF SAID DEDICATION ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED, OR TO BE RECORDED, IN THE OFFICIAL RECORDS OF WASATCH COUNTY.

In witness whereof 7 have hereunto set MY Hand this 10th day of December A.D., 2020

Richard T. Wolper
RICHARD T. WOLPER (JOVID MARK RESIDENCES LLC) MANAGER
MY COMMISSION EXPIRES: 6-5-2021
NOTARY PUBLIC
RESIDING IN SUMMIT COUNTY
Utah

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH, U.S.S.
County of Salt Lake

On the 10th day of December A.D. 2020, personally appeared before me, the undersigned Notary Public, in and for the County of Salt Lake in said State of Utah, the signer() of the above Owner's dedication, one in number, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires: 6-5-2021
Paula
NOTARY PUBLIC
RESIDING IN Utah COUNTY

JOVID MARK SUBDIVISION A CONDO PLAT AMENDING PARCELS 6th (4th amendment) (PHASE 4)

A CONDO PROJECT LOCATED IN THE NORTHWEST ¼ AND THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST SALT LAKE BASE AND MERIDIAN.

SURVEYOR OF RECORD

PEPG CONSULTING L.L.C.

9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

GATEWAY CONSULTING, inc.

P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

WASATCH COUNTY RECORDER

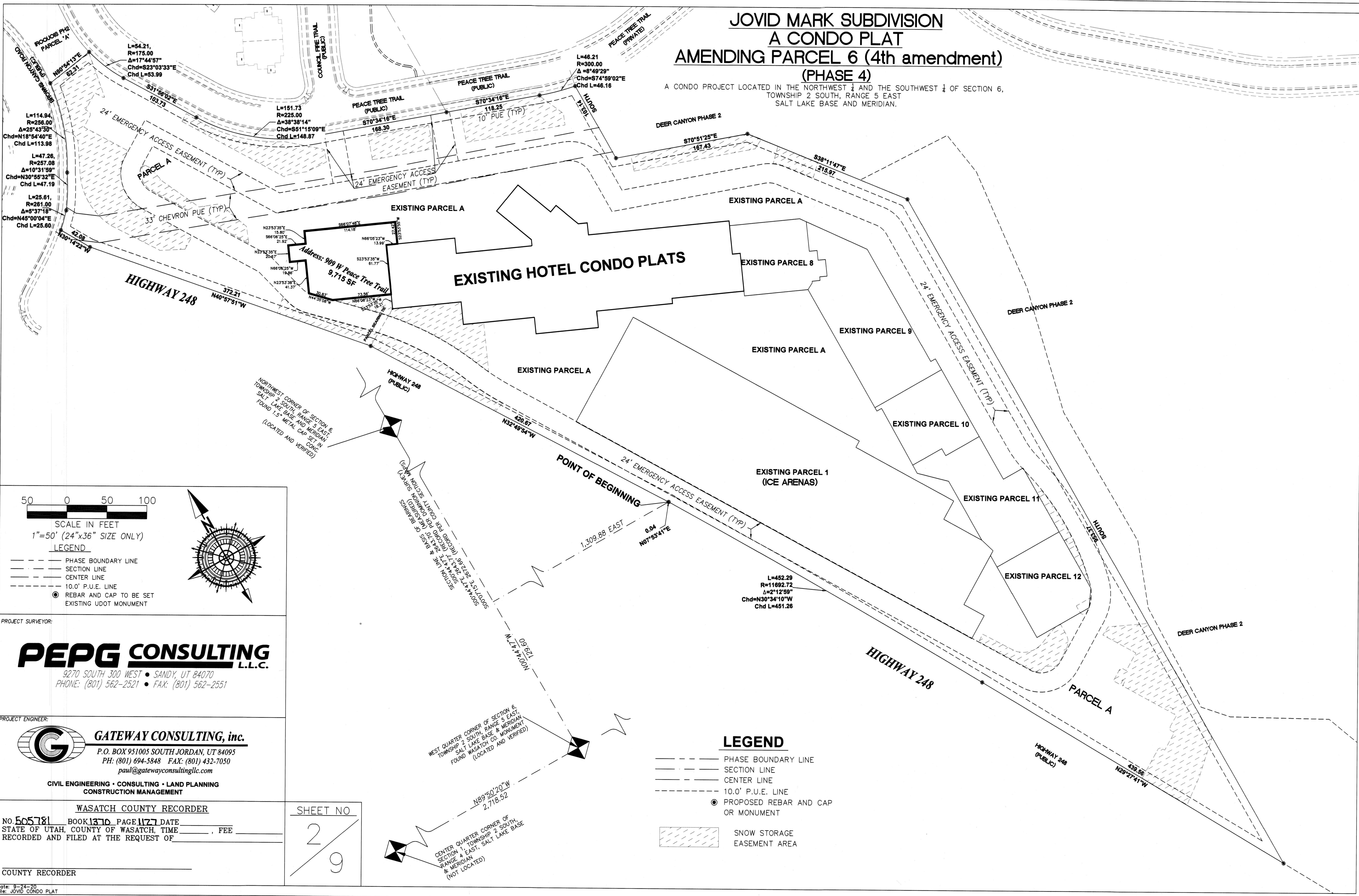
NO. 505781 BOOK 1370 PAGE 124-124 DATE 18 AUG 2021 \$490.00
STATE OF UTAH, COUNTY OF WASATCH, TIME: 9:16:13 am FEE RECORDED AND FILED AT THE REQUEST OF JOVID MARK RESIDENCES LLC

MARCY M. MURRAY
COUNTY RECORDER

SHEET NO
1
9

JOVID MARK SUBDIVISION A CONDO PLAT AMENDING PARCEL 6 (4th amendment) (PHASE 4)

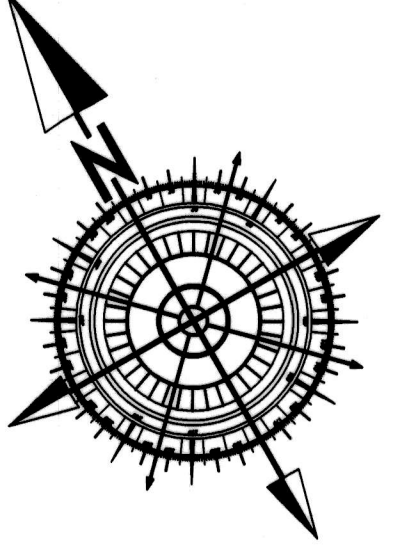
A CONDO PROJECT LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN.



1"=50' (24"x36" SIZE ONLY)

LEGEND

- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- 10.0' P.U.E. LINE
- REBAR AND CAP TO BE SET
- EXISTING UDOT MONUMENT



PROJECT SURVEYOR:

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

PROJECT ENGINEER:

GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

WASATCH COUNTY RECORDER
NO. 505781 BOOK 1370 PAGE 1177 DATE _____
STATE OF UTAH, COUNTY OF WASATCH, TIME _____, FEE _____
RECORDED AND FILED AT THE REQUEST OF _____

SHEET NO
2 / 9

LEGEND

- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- 10.0' P.U.E. LINE
- PROPOSED REBAR AND CAP OR MONUMENT
- ▨ SNOW STORAGE EASEMENT AREA

**PROFILE VIEW
SOUTH ELEVATION**

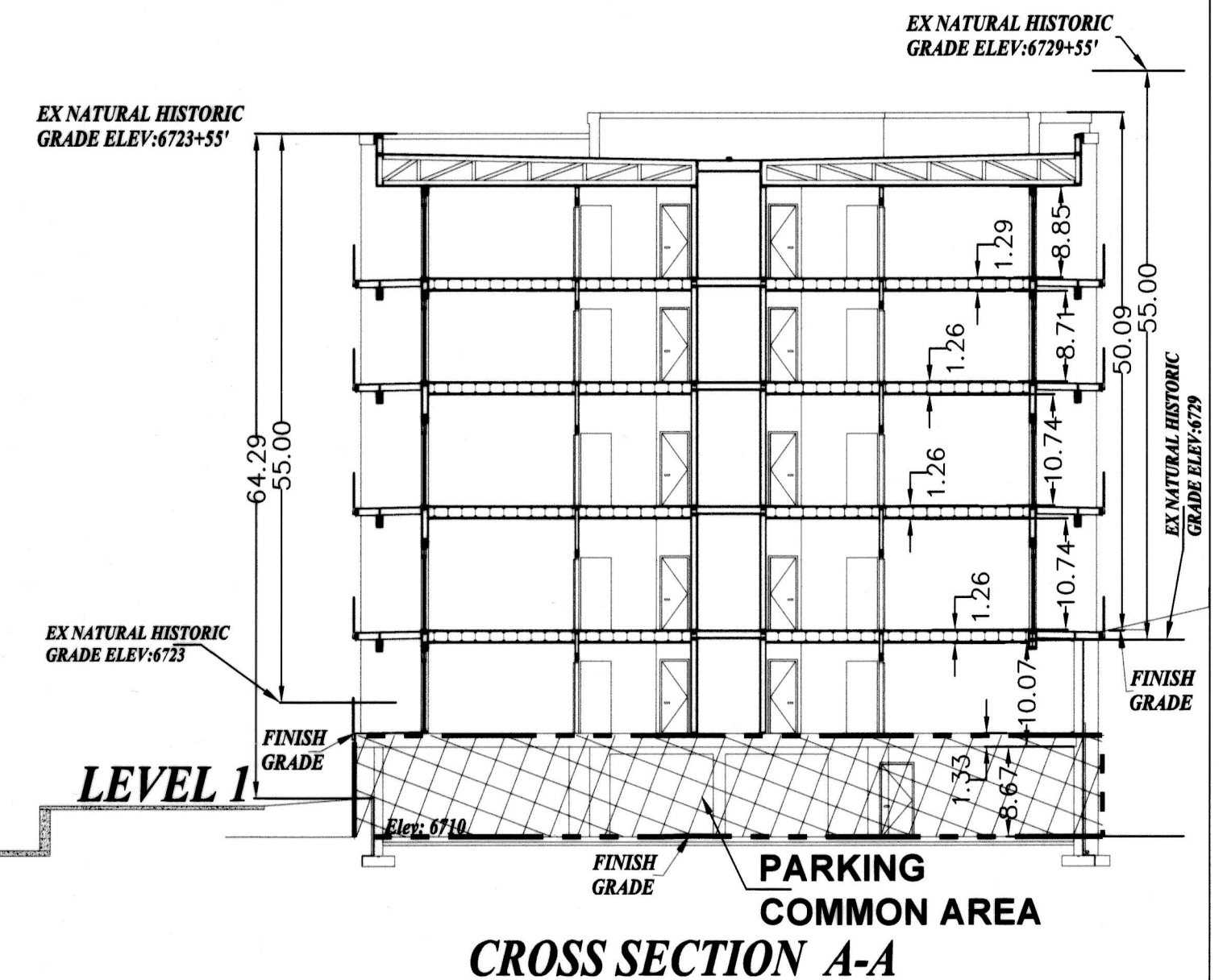
**JOVID MARK SUBDIVISION
A CONDO PLAT
AMENDING PARCEL 6 (4th amendment)
(PHASE 4)**

A CONDO PROJECT LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN.



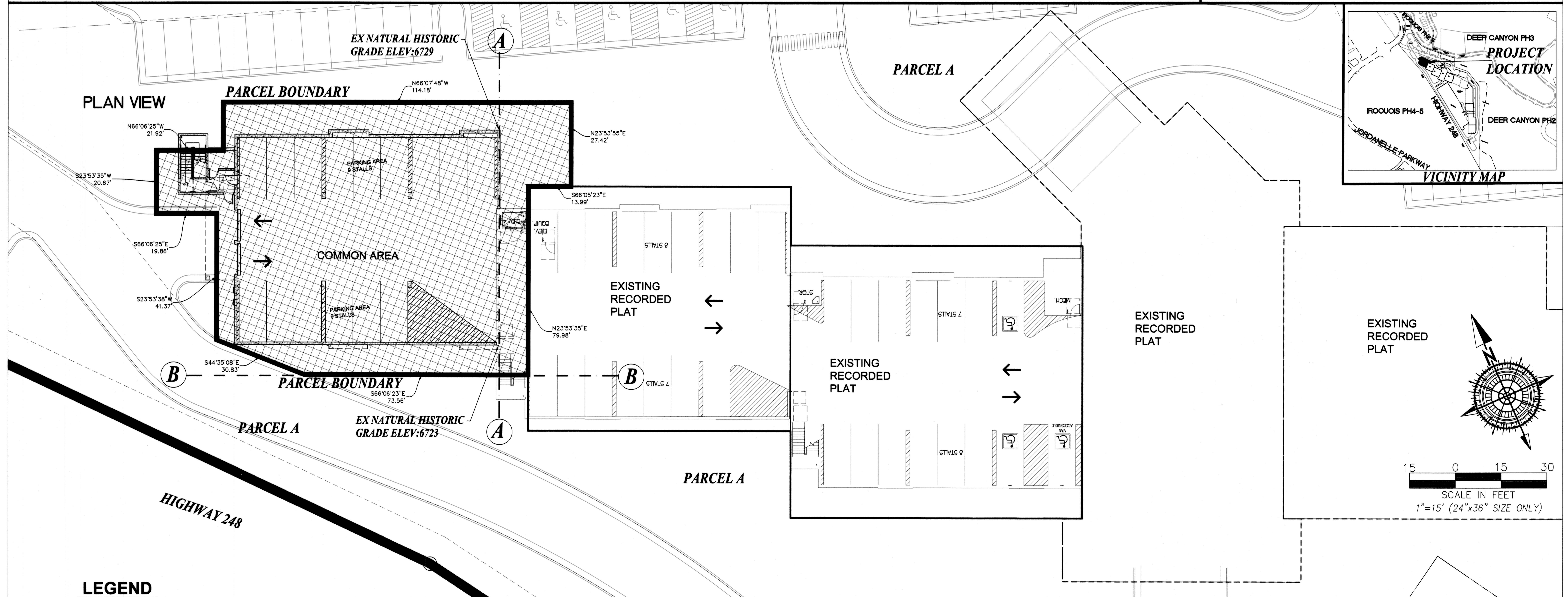
FLOORS, CEILINGS, AND STRUCTURAL WALLS ARE COMMON AREA
LEVEL 1 | **PARKING: COMMON AREA** | **LEVEL 1**
FLOORS, CEILINGS, AND STRUCTURAL WALLS ARE COMMON AREA

CROSS SECTION B-B



CROSS SECTION A-A

PLAN VIEW



LEGEND

- PARCEL BOUNDARY LINES
- PRIVATE UNIT
- LIMITED COMMON AREA
- COMMON AREA

THE DIMENSIONS OF THE PRIVATE, COMMON, AND LIMITED COMMON SPACES AND SQUARE FOOTAGE CALCULATIONS ARE BASED ON THE ARCHITECTURAL DRAWINGS PREPARED BY VANZEEBEN ARCHITECTS. MINOR VARIATIONS MAY OCCUR. IT IS THE INTENT THAT THE OWNERSHIP SPACES OF THE UNITS WILL BE AS CONSTRUCTED. STRUCTURAL MEMBERS, FLOORS, CEILINGS, AND WALLS NOT SHOWN ARE COMMON SPACE (ALL LEVELS)

PROJECT ENGINEER:



GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

SURVEYOR OF RECORD



9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

SHEET NO

3
9

WASATCH COUNTY RECORDER

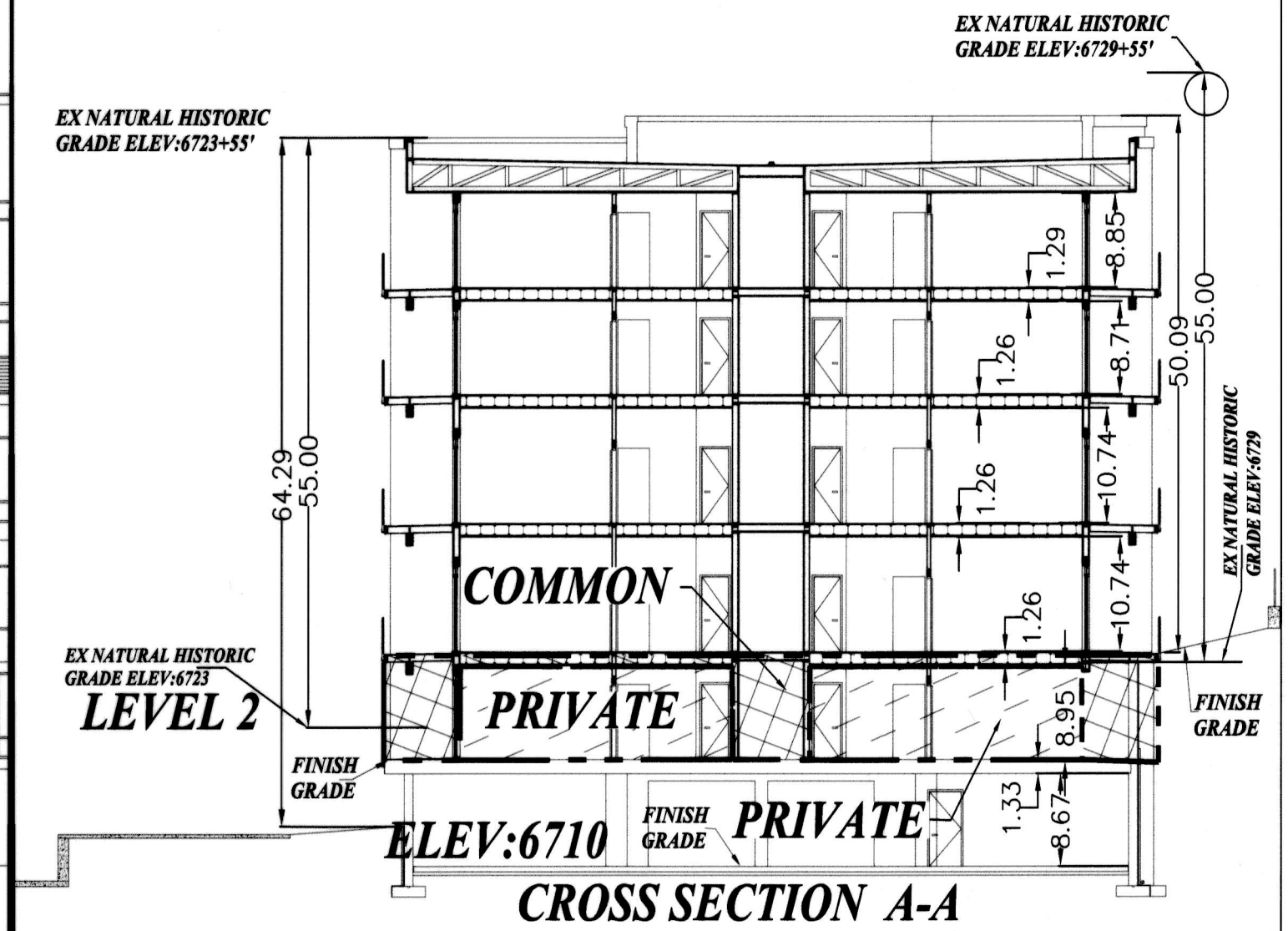
NO. 565781 BOOK 1370 PAGE 1178 DATE _____, FEE
STATE OF UTAH, COUNTY OF WASATCH, TIME _____, RECORDED AND FILED AT THE REQUEST OF _____

COUNTY RECORDER

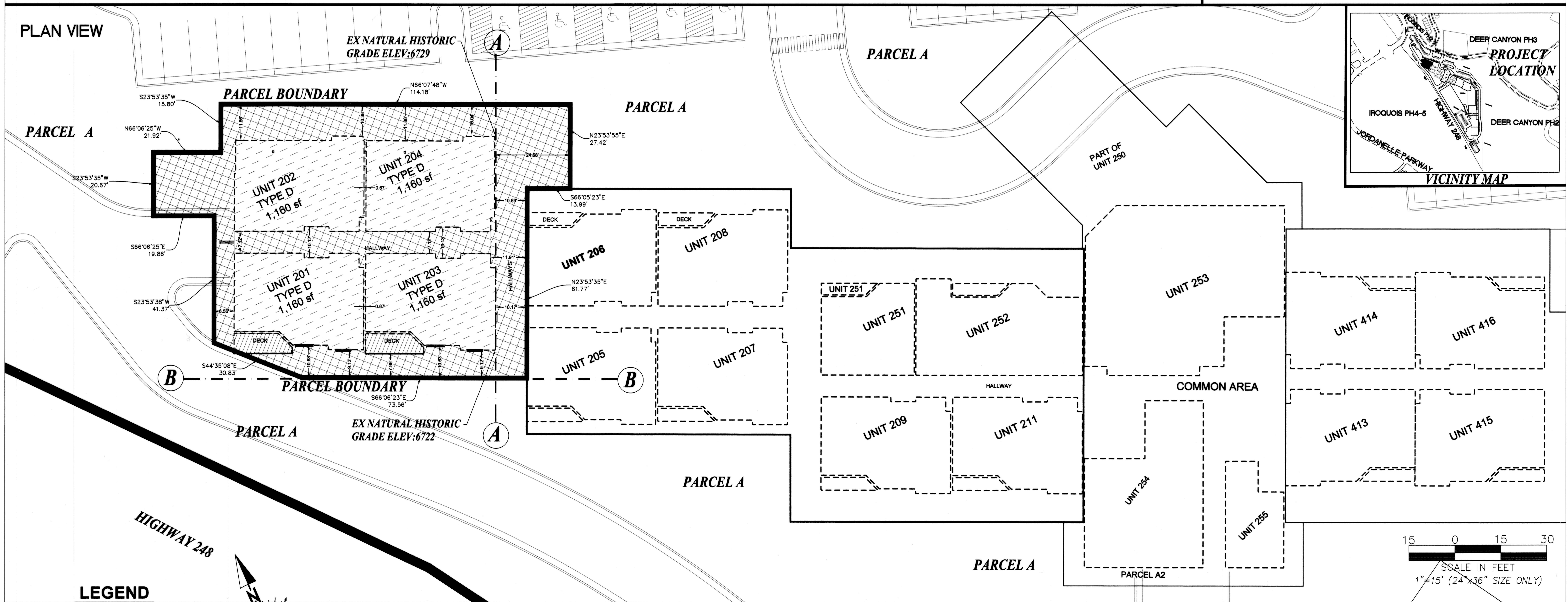
**JOVID MARK SUBDIVISION
A CONDO PLAT
AMENDING PARCEL 6 (4th amendment)
(PHASE 4)**

A CONDO PROJECT LOCATED IN THE NORTHWEST ¼ AND THE SOUTHWEST ¼ OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN.

**PROFILE VIEW
SOUTH ELEVATION
CROSS SECTION - B**

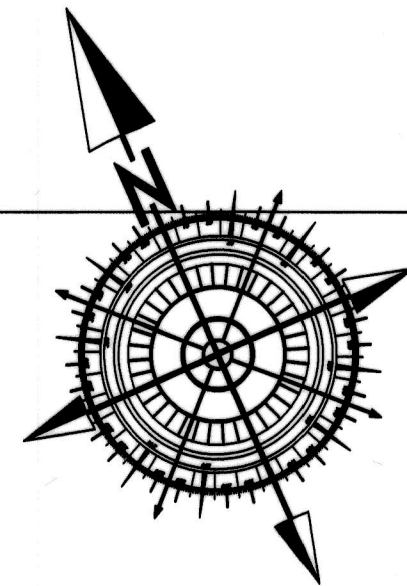


PLAN VIEW



LEGEND

- PARCEL BOUNDARY LINES
- PRIVATE UNIT
- LIMITED COMMON AREA
- COMMON AREA



THE DIMENSIONS OF THE PRIVATE, COMMON, AND LIMITED COMMON SPACES AND SQUARE FOOTAGE CALCULATIONS ARE BASED ON THE ARCHITECTURAL DRAWINGS PREPARED BY VANZEEBEN ARCHITECTS. MINOR VARIATIONS MAY OCCUR. IT IS THE INTENT THAT THE OWNERSHIP SPACES OF THE UNITS WILL BE AS CONSTRUCTED.

PROJECT ENGINEER:



GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

SURVEYOR OF RECORD

PEPG CONSULTING L.L.C.

9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

SHEET NO.

4
9

WASATCH COUNTY RECORDER

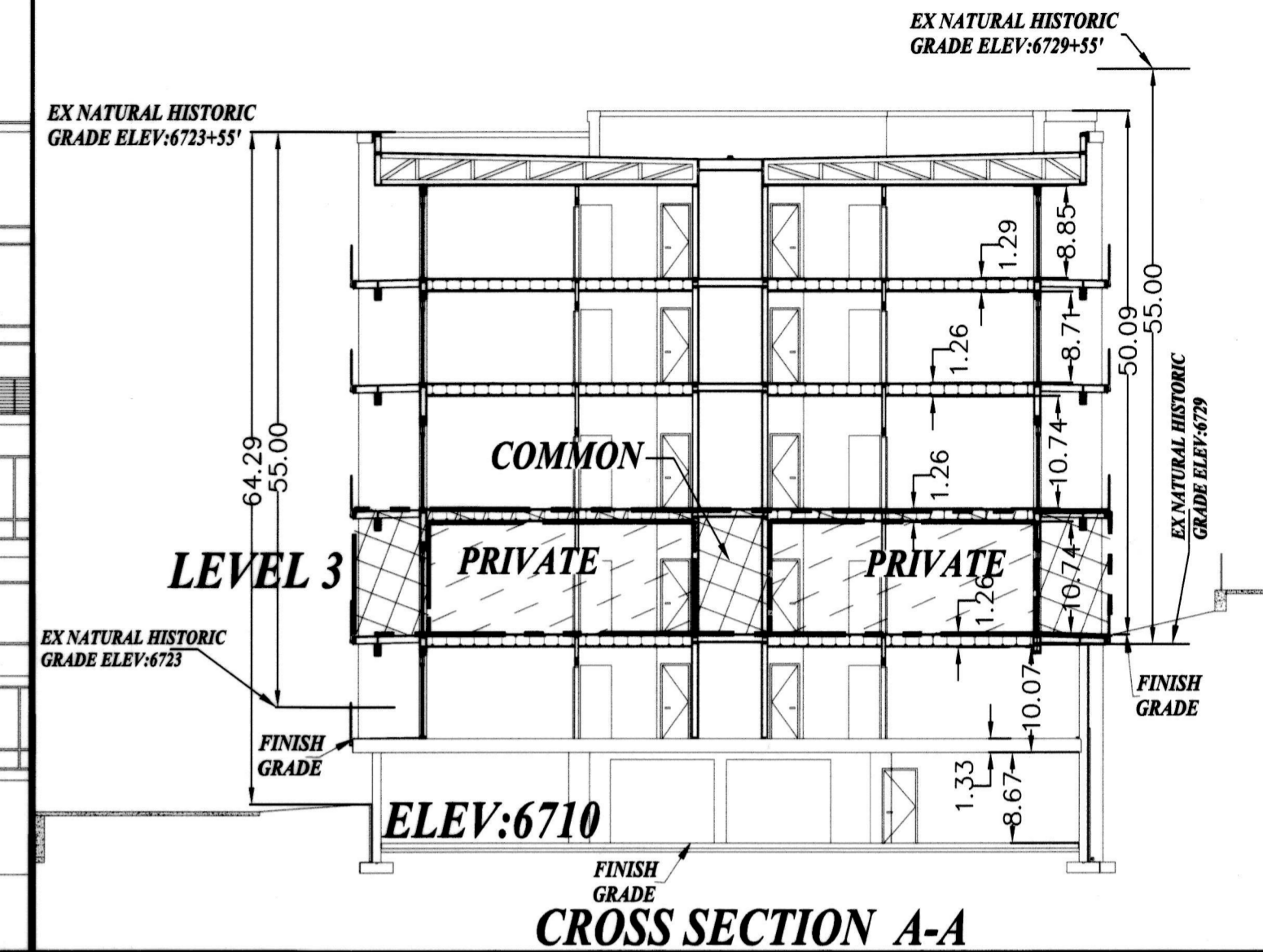
NO. 505781 BOOK 1370 PAGE 1179 DATE _____
STATE OF UTAH, COUNTY OF WASATCH, TIME _____, FEE _____
RECORDED AND FILED AT THE REQUEST OF _____

COUNTY RECORDER

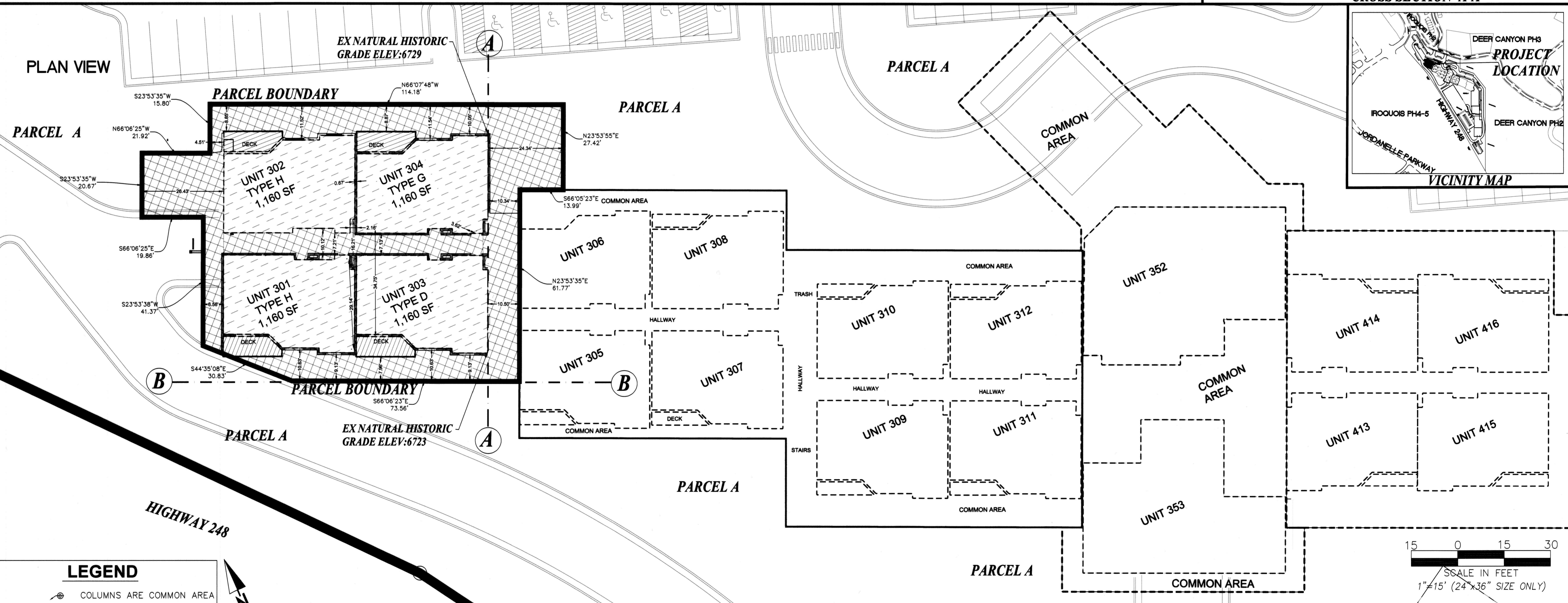
**JOVID MARK SUBDIVISION
A CONDO PLAT
AMENDING PARCEL 6 (4th amendment)
(PHASE 4)**

A CONDO PROJECT LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 5, EAST
SALT LAKE BASE AND MERIDIAN.

**PROFILE VIEW
SOUTH ELEVATION**

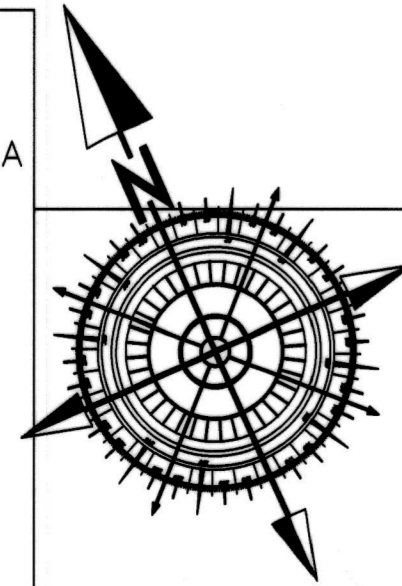


PLAN VIEW



LEGEND

- COLUMNS ARE COMMON AREA
- PARCEL BOUNDARY LINES
- PRIVATE UNIT
- LIMITED COMMON AREA
- COMMON AREA



THE DIMENSIONS OF THE PRIVATE, COMMON, AND LIMITED COMMON SPACES AND SQUARE FOOTAGE CALCULATIONS ARE BASED ON THE ARCHITECTURAL DRAWINGS PREPARED BY VANZEEBEN ARCHITECTS. MINOR VARIATIONS MAY OCCUR. IT IS THE INTENT THAT THE OWNERSHIP SPACES OF THE UNITS WILL BE AS CONSTRUCTED.

PROJECT ENGINEER:



GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

SURVEYOR OF RECORD

PEPG CONSULTING L.L.C.

9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

SHEET NO.

5 / 9

WASATCH COUNTY RECORDER

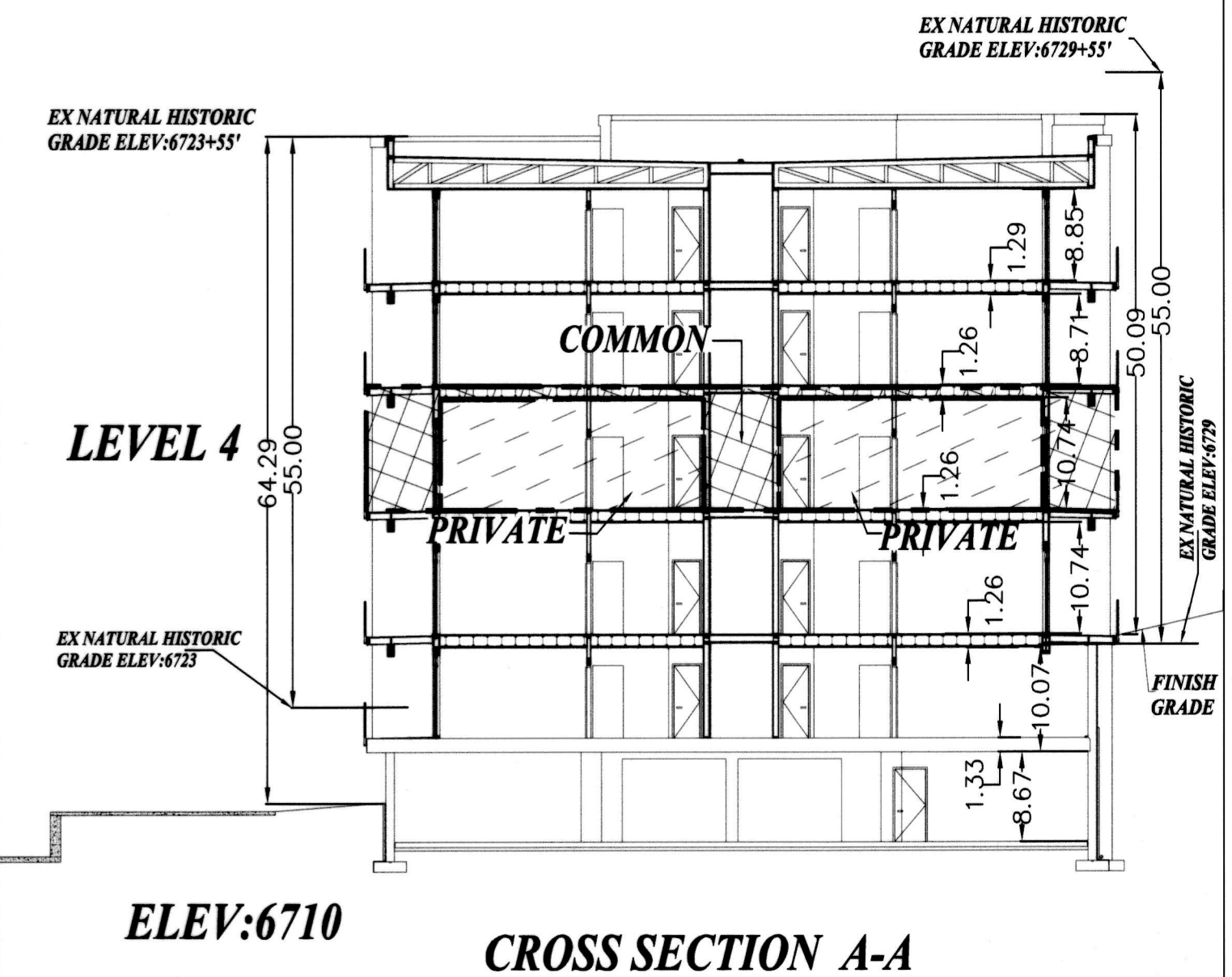
NO. 505781 BOOK 1370 PAGE 1130 DATE _____
STATE OF UTAH, COUNTY OF WASATCH, TIME _____, FEE
RECORDED AND FILED AT THE REQUEST OF _____

COUNTY RECORDER

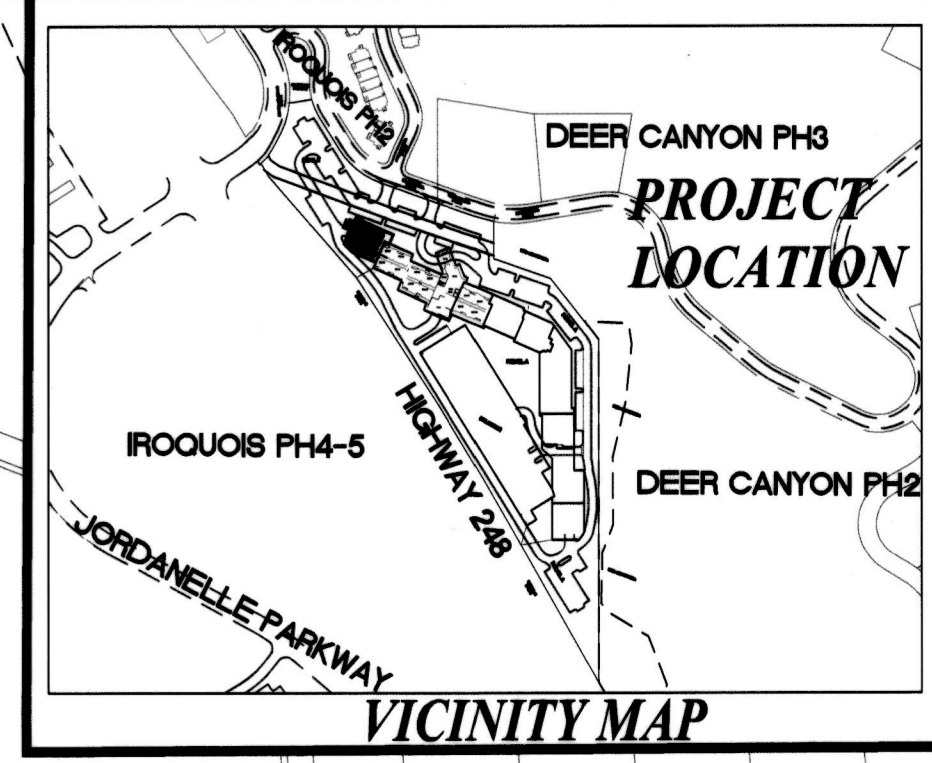
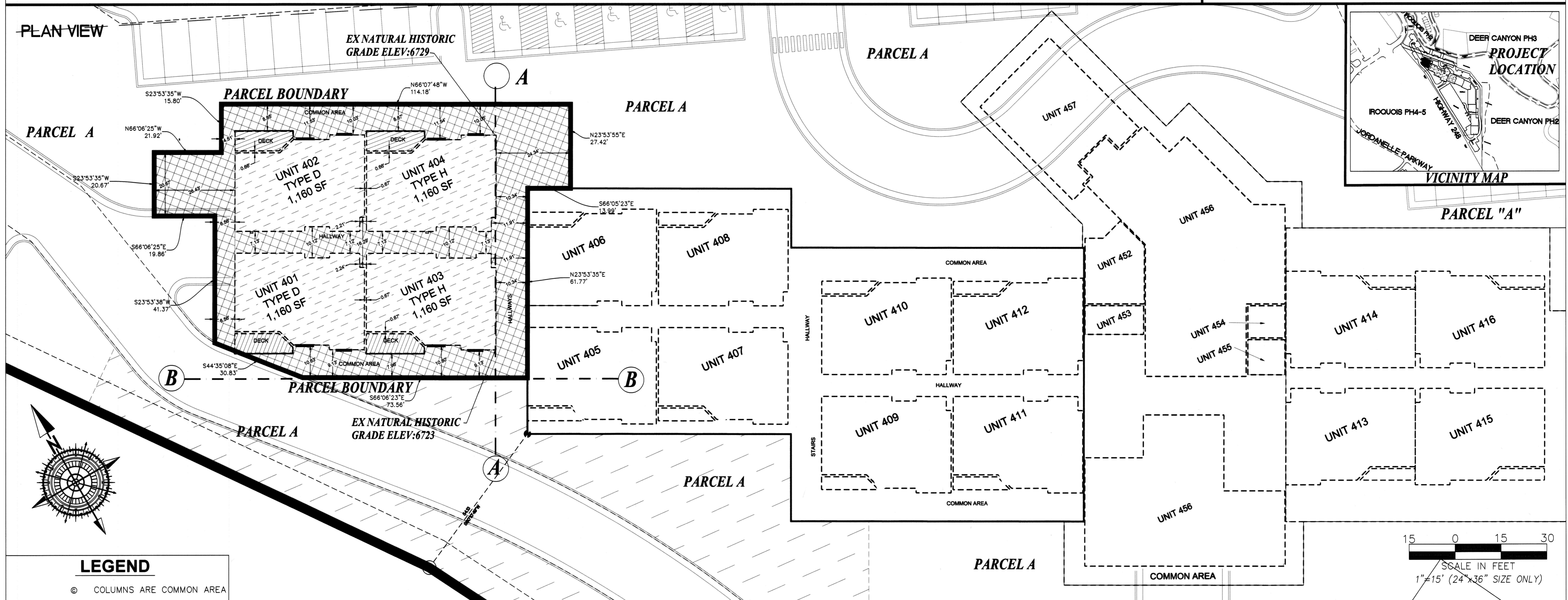
**JOVID MARK SUBDIVISION
A CONDO PLAT
AMENDING PARCEL 6 (4th amendment)
(PHASE 4)**

A CONDO PROJECT LOCATED IN THE NORTHWEST ¼ AND THE SOUTHWEST ¼ OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN.

**PROFILE VIEW
SOUTH ELEVATION**



PLAN VIEW



LEGEND

- ⊙ COLUMNS ARE COMMON AREA
- - - - - PARCEL BOUNDARY LINES
- ▨ PRIVATE UNIT
- ▧ LIMITED COMMON AREA
- ▩ COMMON AREA

THE DIMENSIONS OF THE PRIVATE, COMMON, AND LIMITED COMMON SPACES AND SQUARE FOOTAGE CALCULATIONS ARE BASED ON THE ARCHITECTURAL DRAWINGS PREPARED BY VANZEEBEN ARCHITECTS. MINOR VARIATIONS MAY OCCUR. IT IS THE INTENT THAT THE OWNERSHIP SPACES OF THE UNITS WILL BE AS CONSTRUCTED.

PROJECT ENGINEER



GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

SURVEYOR OF RECORD



9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

SHEET NO.

6
9

WASATCH COUNTY RECORDER

NO. 505781 BOOK 1376 PAGE 1131 DATE _____
STATE OF UTAH, COUNTY OF WASATCH, TIME _____, FEE
RECORDED AND FILED AT THE REQUEST OF _____

COUNTY RECORDER

**JOVID MARK SUBDIVISION
A CONDO PLAT
AMENDING PARCEL 6 (4th amendment)
(PHASE 4)**

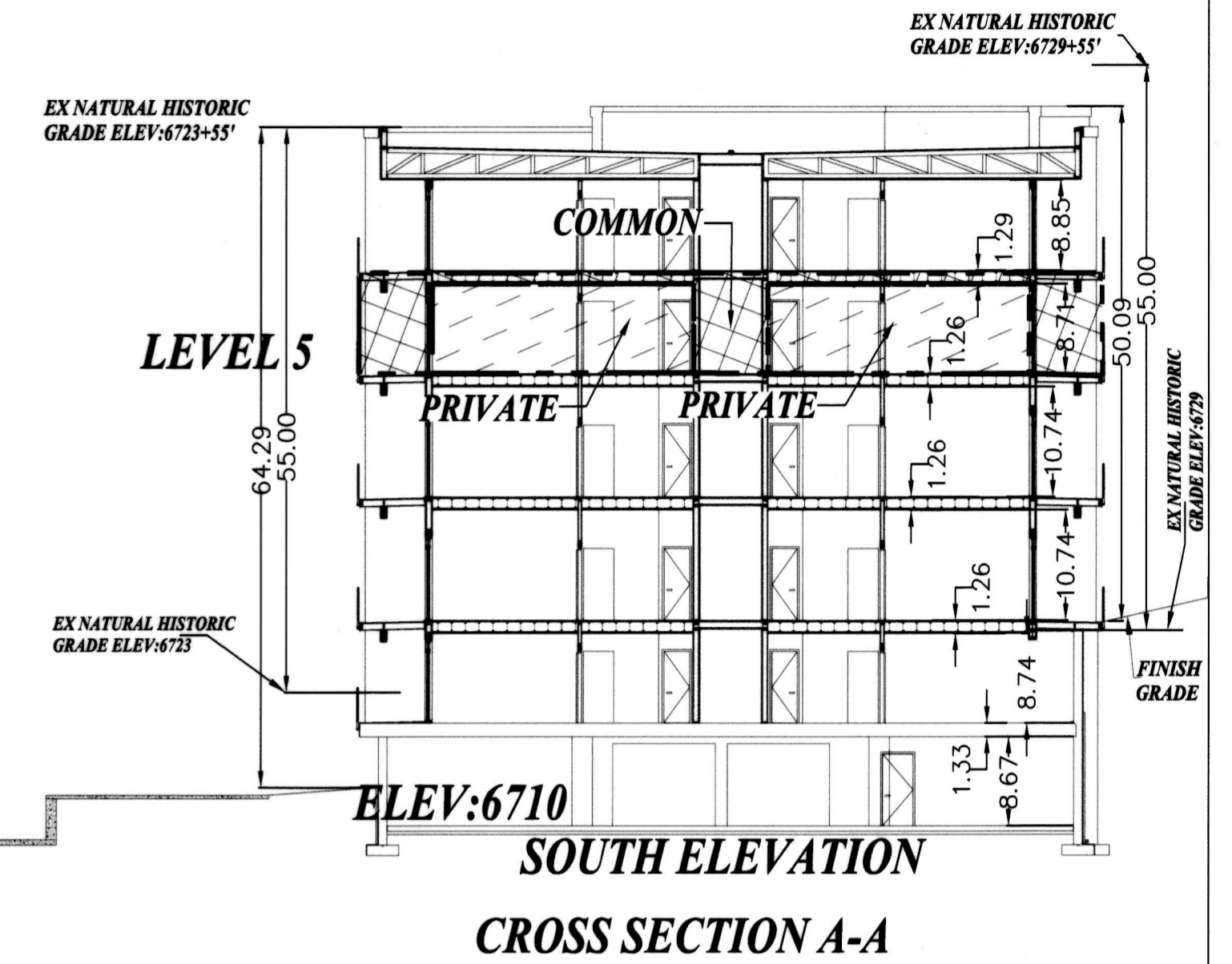
A CONDO PROJECT LOCATED IN THE NORTHWEST ¼ AND THE SOUTHWEST ¼ OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN.

**PROFILE VIEW
SOUTH ELEVATION**

FLOORS, CEILINGS, AND STRUCTURAL WALLS ARE COMMON AREA
LEVEL 5
FLOORS, CEILINGS, AND STRUCTURAL WALLS ARE COMMON AREA



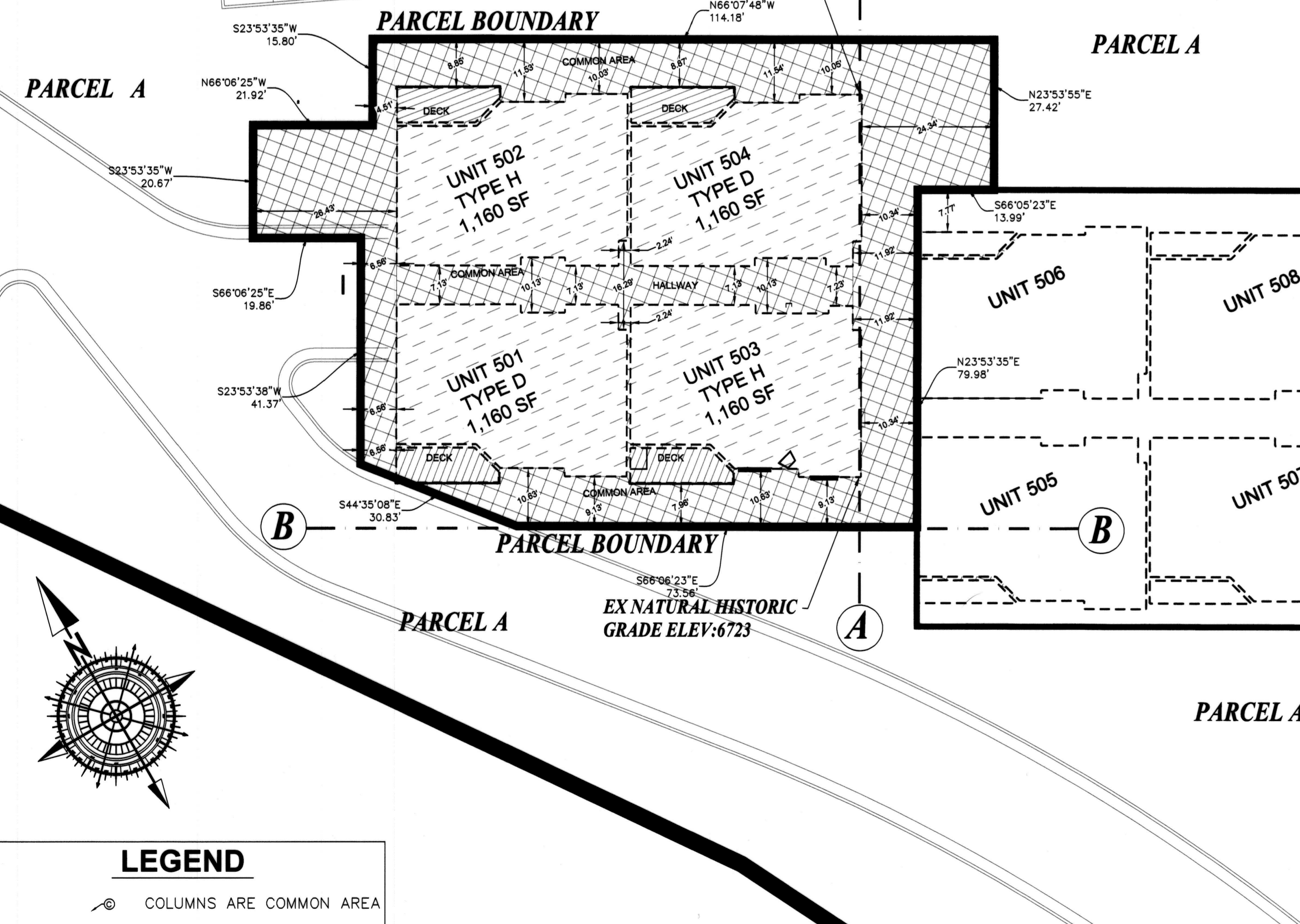
CROSS SECTION B-B



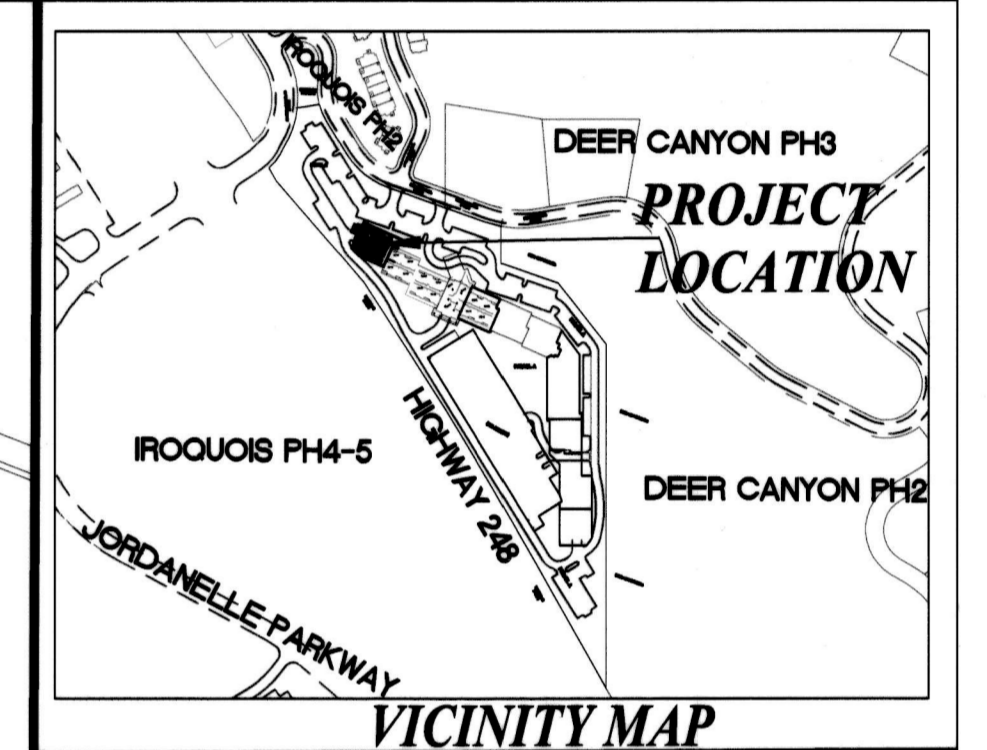
CROSS SECTION A-A

PLAN VIEW

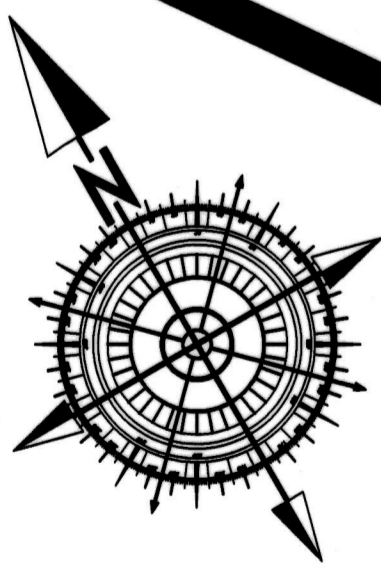
EX NATURAL HISTORIC
GRADE ELEV: 6729



PARCEL A



VICINITY MAP



LEGEND

- COLUMNS ARE COMMON AREA
- PARCEL BOUNDARY LINES
- PRIVATE UNIT
- LIMITED COMMON AREA
- COMMON AREA

THE DIMENSIONS OF THE PRIVATE, COMMON, AND LIMITED COMMON SPACES AND SQUARE FOOTAGE CALCULATIONS ARE BASED ON THE ARCHITECTURAL DRAWINGS PREPARED BY VANZEEBEN ARCHITECTS. MINOR VARIATIONS MAY OCCUR. IT IS THE INTENT THAT THE OWNERSHIP SPACES OF THE UNITS WILL BE AS CONSTRUCTED.

PROJECT ENGINEER:



GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

SURVEYOR OF RECORD



9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

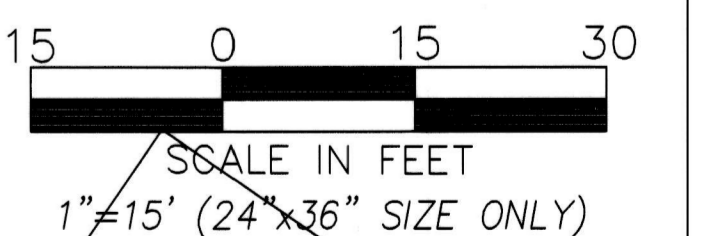
SHEET NO.

7 / 9

WASATCH COUNTY RECORDER

No. 505781 BOOK 1370 PAGE 1137 DATE _____
STATE OF UTAH, COUNTY OF WASATCH, TIME _____, FEE
RECORDED AND FILED AT THE REQUEST OF _____

COUNTY RECORDER



**JOVID MARK SUBDIVISION
A CONDO PLAT
AMENDING PARCEL 6 (4th amendment)
(PHASE 4)**

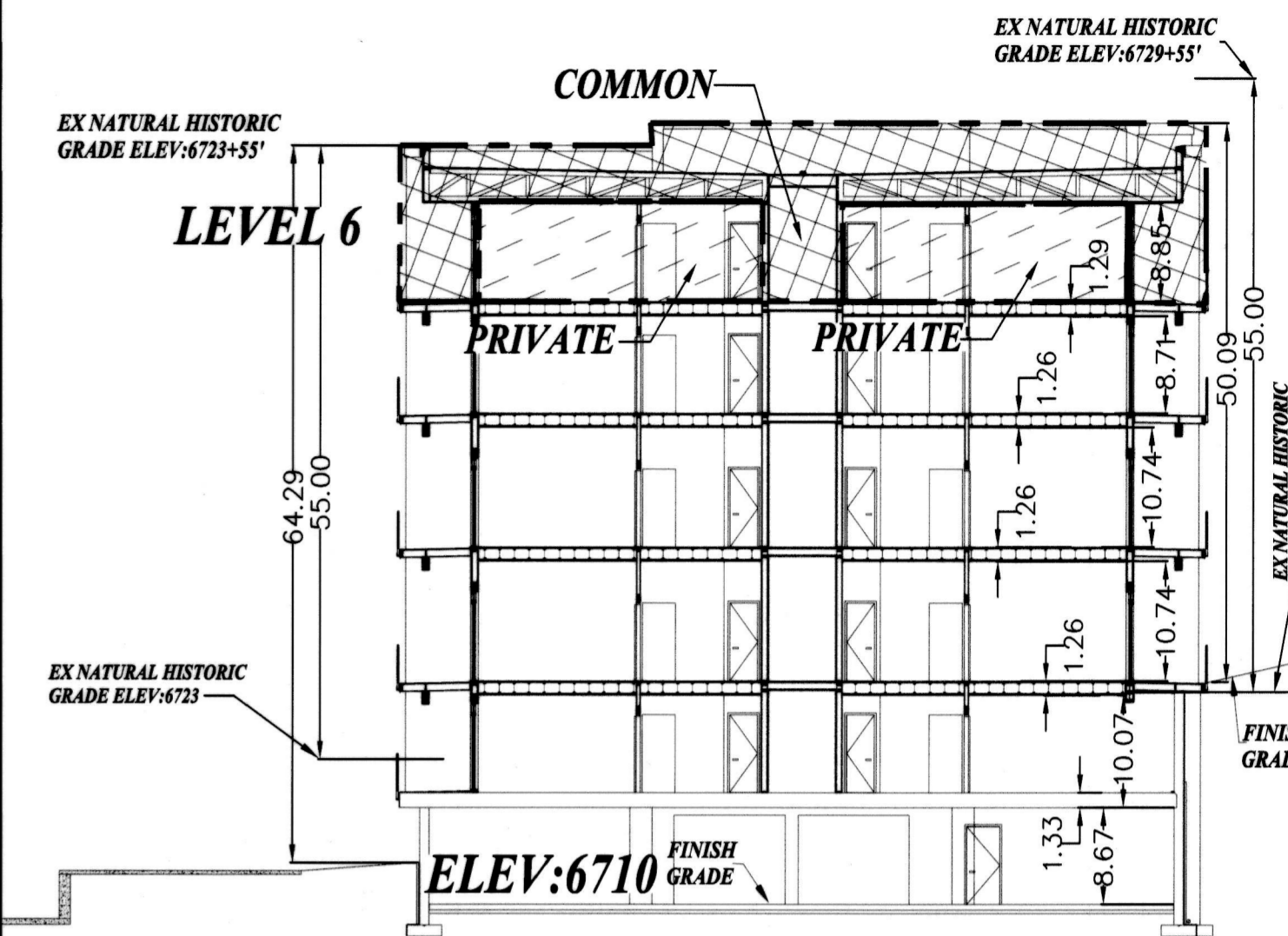
A CONDO PROJECT LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN.

**PROFILE VIEW
SOUTH ELEVATION**

FLOORS, CEILINGS, AND STRUCTURAL WALLS ARE COMMON AREA
LEVEL 6
FLOORS, CEILINGS, AND STRUCTURAL WALLS ARE COMMON AREA

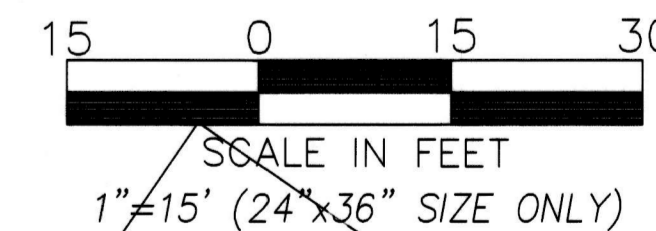
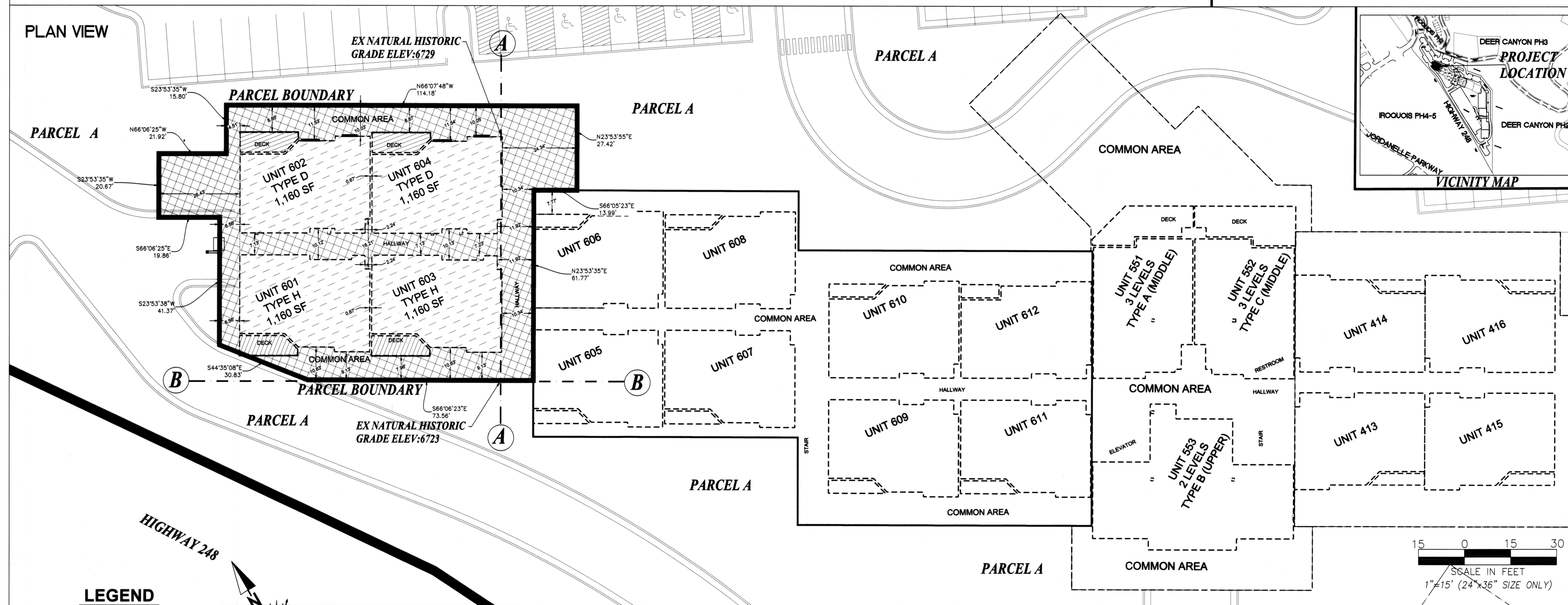


CROSS SECTION B-B



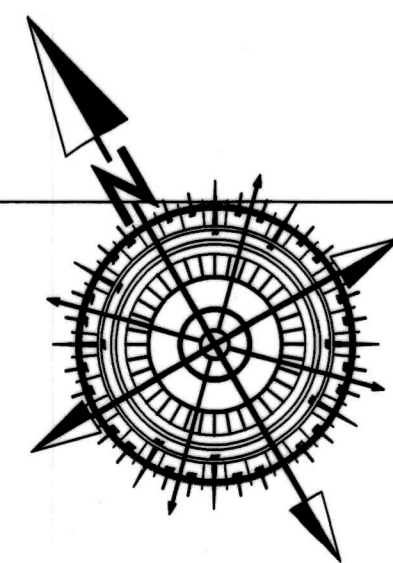
CROSS SECTION A-A

PLAN VIEW



LEGEND

- PARCEL BOUNDARY LINES
- PRIVATE UNIT
- LIMITED COMMON AREA
- COMMON AREA



THE DIMENSIONS OF THE PRIVATE, COMMON, AND LIMITED COMMON SPACES AND SQUARE FOOTAGE CALCULATIONS ARE BASED ON THE ARCHITECTURAL DRAWINGS PREPARED BY VANZEEBEN ARCHITECTS. MINOR VARIATIONS MAY OCCUR. IT IS THE INTENT THAT THE OWNERSHIP SPACES OF THE UNITS WILL BE AS CONSTRUCTED.

PROJECT ENGINEER:



GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

SURVEYOR OF RECORD



9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

SHEET NO.

8
9

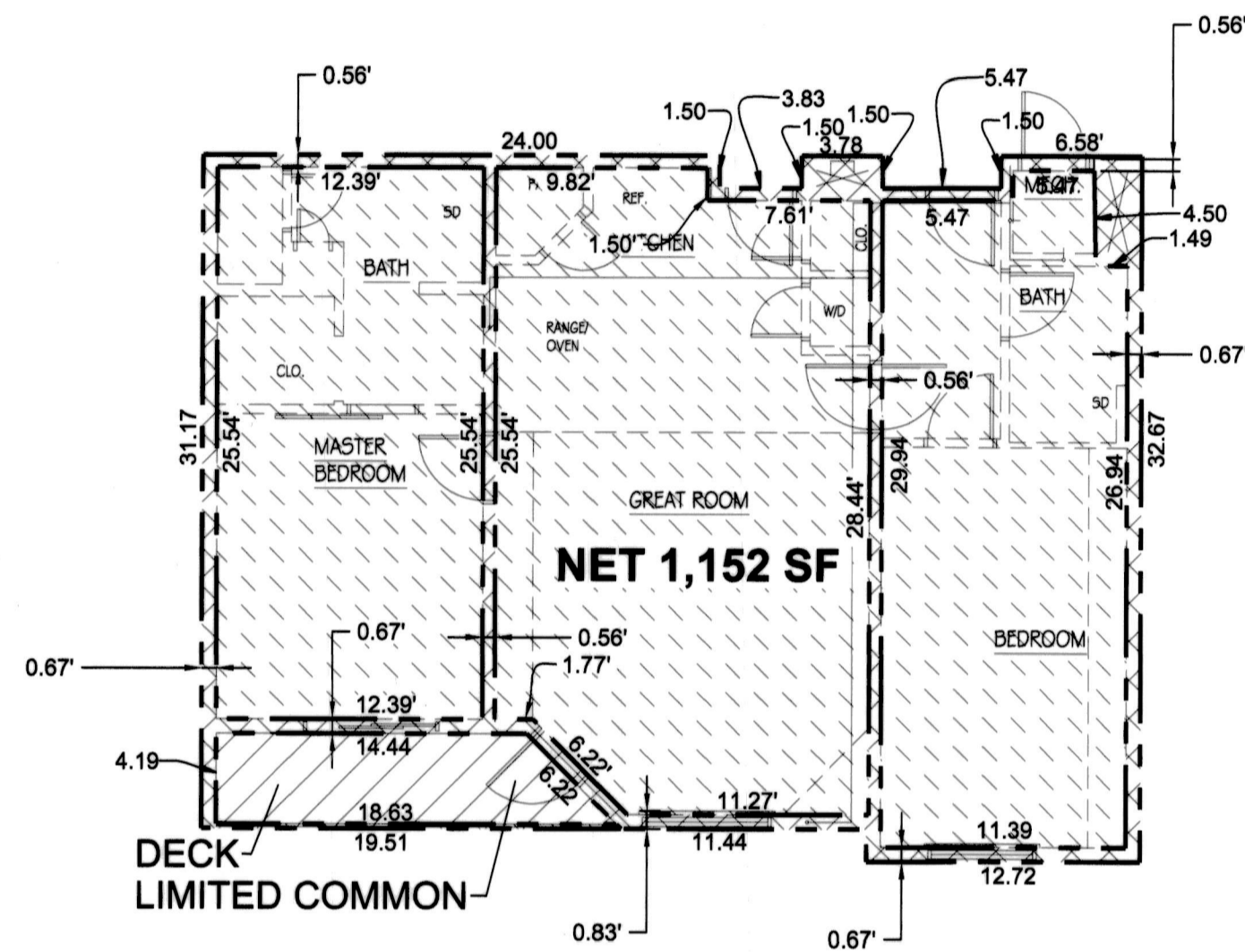
WASATCH COUNTY RECORDER

No. 505781 BOOK 1370 PAGE 1133 DATE
STATE OF UTAH, COUNTY OF WASATCH, TIME _____, FEE
RECORDED AND FILED AT THE REQUEST OF _____

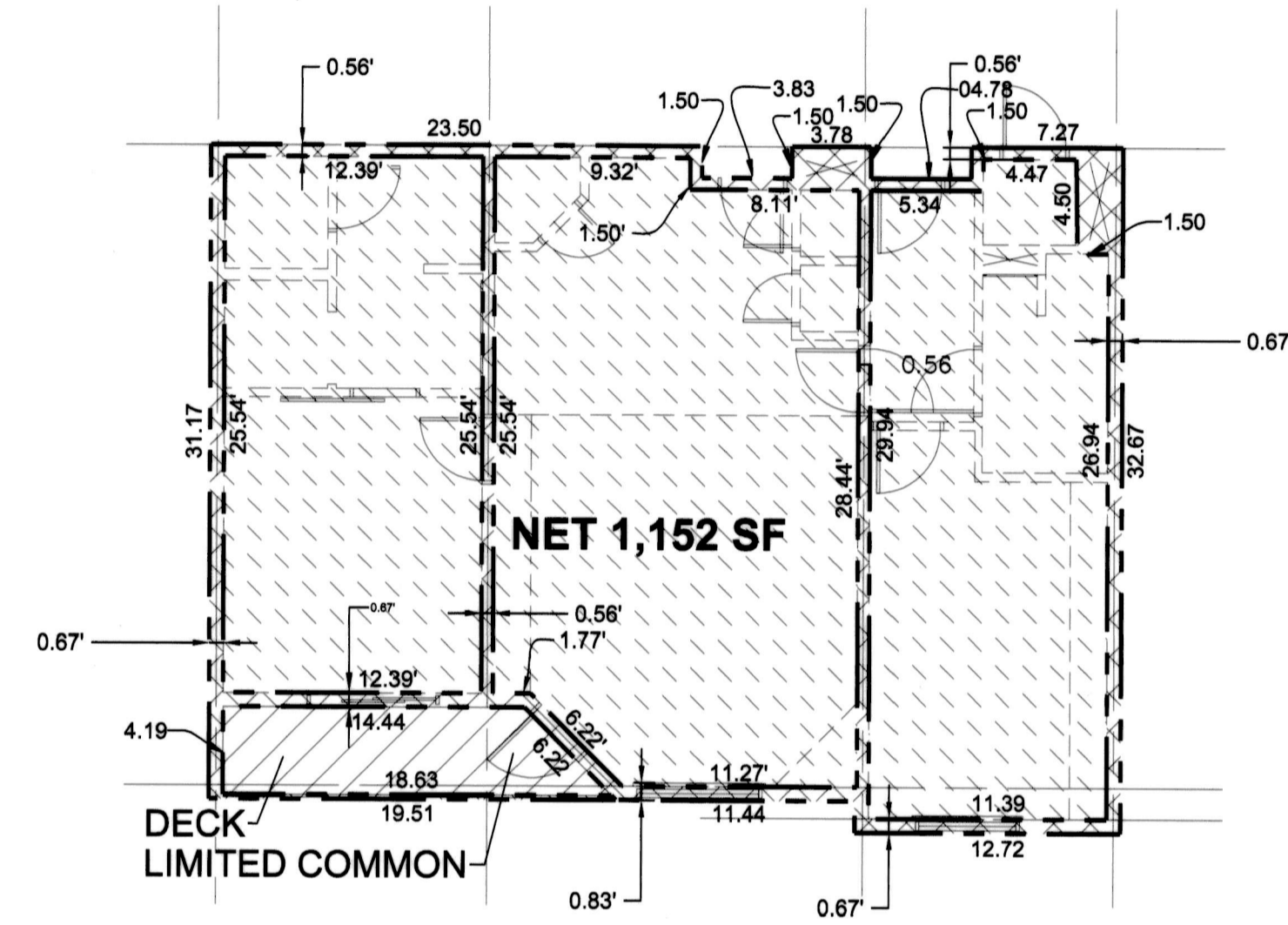
COUNTY RECORDER

JOVID MARK SUBDIVISION A CONDO PLAT AMENDING PARCEL 6 (4th amendment) (PHASE 4)

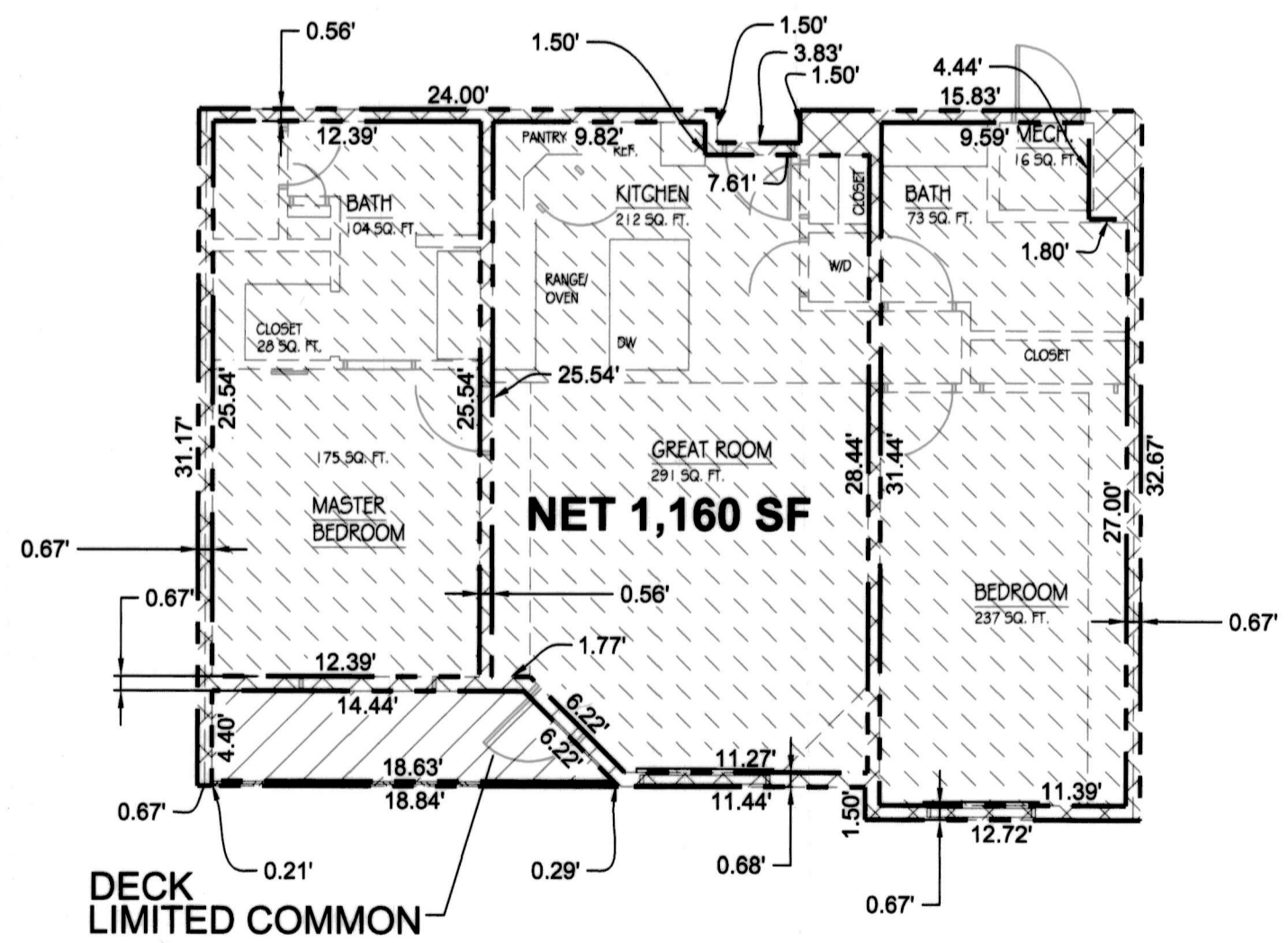
A CONDO PROJECT LOCATED IN THE NORTHWEST ¼ AND THE SOUTHWEST ¼ OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN.



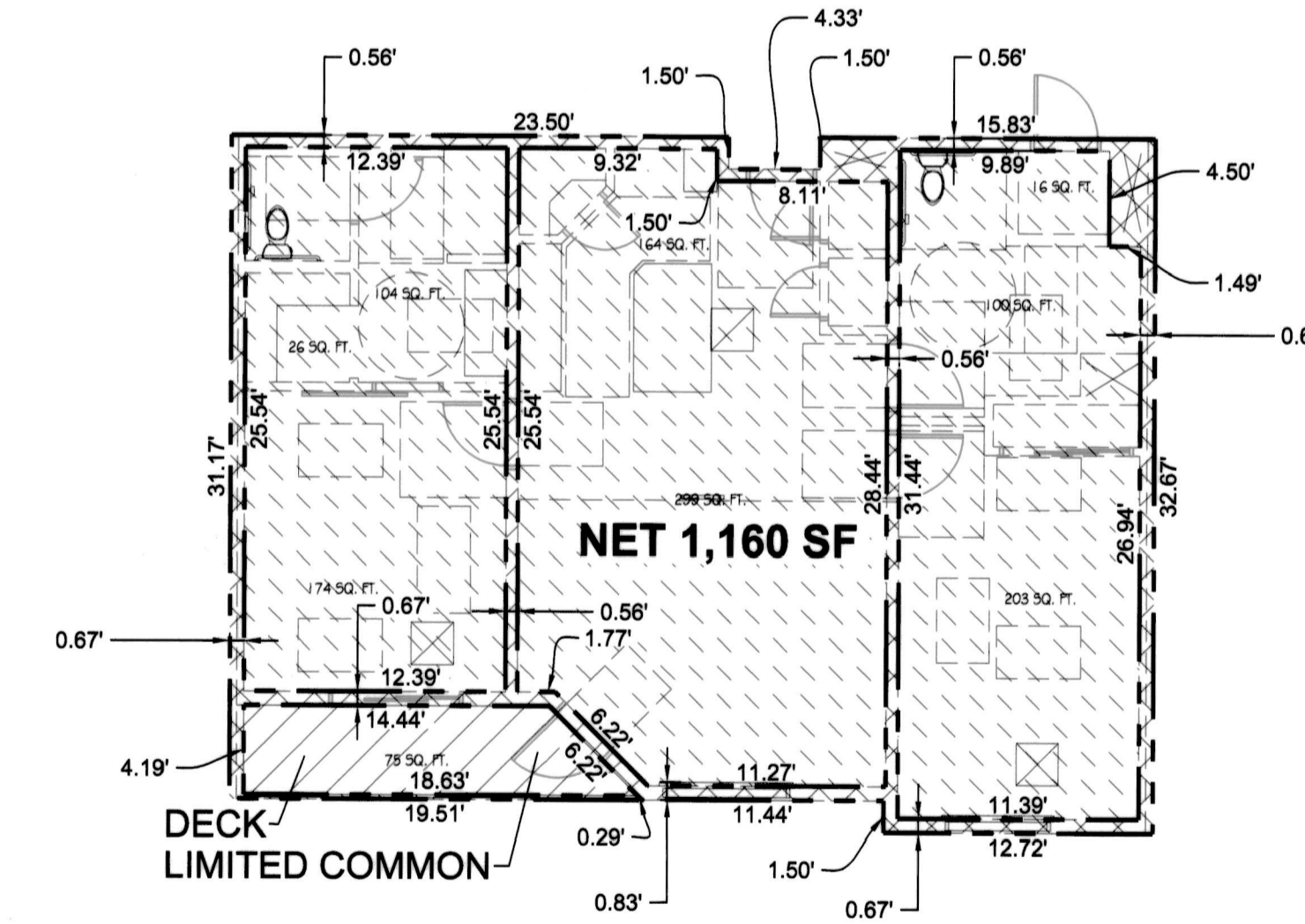
TYPE H (2 BEDROOM WITH LOCKOUT)



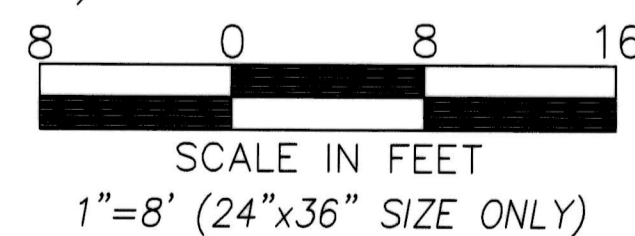
TYPE I (2 BEDROOM ADA WITH LOCKOUT)



TYPE D (2 BEDROOM)



TYPE G (2 BED ADA)



LEGEND

- PARCEL BOUNDARY LINES
- PRIVATE PARCEL
- LIMITED COMMON AREA
- COMMON AREA

THE DIMENSIONS OF THE PRIVATE, COMMON, AND LIMITED COMMON SPACES AND SQUARE FOOTAGE CALCULATIONS ARE BASED ON THE ARCHITECTURAL DRAWINGS PREPARED BY VANZEEBEN ARCHITECTS. MINOR VARIATIONS MAY OCCUR. IT IS THE INTENT THAT THE OWNERSHIP SPACES OF THE UNITS WILL BE AS CONSTRUCTED.

PROJECT ENGINEER:



GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

SURVEYOR OF RECORD



9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

SHEET NO

9
/
9

WASATCH COUNTY RECORDER

NO. 505781 BOOK 1370 PAGE 1134 DATE _____
STATE OF UTAH, COUNTY OF WASATCH, TIME _____, FEE
RECORDED AND FILED AT THE REQUEST OF _____

COUNTY RECORDER